AMENDMENT 43

OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF OTTAWA- CARLETON

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The attached text constituting Amendment 43 to the Official Plan of the Regional Municipality of Ottawa-Carleton was adopted by the Council of the Regional Municipality of Ottawa-Carleton by By-law No. 214 of 1984, on the 14th day of November, 1984 in accordance with Sections 17 and 21 of The Planning Act, S.O. 1983, c.1.

CLERK

CHAIRMAN

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

BY-LAW NO.214of 1984

A By-Law to adopt Amendment 43
to the Official Plan of the
Regional Municipality of
Ottawa-Carleton

The Council of the Regional Municipality of Ottawa-Carleton, pursuant to Sections 17 and 21 of The Planning Act, S.O. 1983, c.1 enacts as follows:

1. Amendment 43 to the Official Plan of the Regional Municipality of Ottawa-Carleton consisting of an explanatory text is hereby adopted.

2. The Clerk shall apply to the Minister of Municipal Affairs and Housing for the approval of the said Amendment 43.

3. This By-law shall come into force and take effect on the day of its final passing.

ENACTED and passed this 14th day of November, 1984.

CLERK

CHAIRMAN

Annex 'A'

AMENDMENT 43

OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

Purpose

The purpose of Amendment 43 is to amend the Official Plan of the Regional Municipality of Ottawa-Carleton and specifically Sections 2.3.2 and 2.3.3(9) and (10) - Mobile Home Parks in order to permit mobile home developments in areas designated "marginal resource".

Basis

Sections 2.3.2 and 2.3.3(9) and (10) - Mobile Home Parks restricts the location of new mobile home parks to villages and residential districts at densities which are similar to residential areas. Amendment 43 adds "marginal resource" as a designation where such developments may be permitted, subject to approval of adequate servicing requirements and site plan control provisions by area municipalities. As these developments would be developed at densities greater than normally permitted in the marginal resource area, a maximum density is established in the amendment.

The Amendment

1. Section 2.3.2 - Mobile Home Parks is hereby deleted and replaced by the following:

"Mobile Home Developments"

It is Council's opinion that mobile home developments can potentially be an important component of the regional municipality's housing stock. It is also Council's opinion that mobile home developments may be permitted in rural areas provided adequate servicing requirements can be met. However, Council is concerned about the inadequate development standards applied in the past to mobile home developments and therefore recognizes the need for area municipalities to designate these developments under site plan and/or subdivision control.

Council also recognizes the desire of many residents to maintain the character of established neighbourhoods and communities and will take this into consideration when approving mobile home developments.

2. Section 2.3.3(9), is hereby deleted and replaced by the following:

(9) To assist in the proper and orderly development of mobile home developments, Council:

i) intends that the location of an individual mobile home unit on an individual lot throughout the regional municipality be dealt with by each area municipality in accordance with Section 2.4.2.10.

ii) will permit mobile home developments, whether by subdivision, condominium or a mobile home park on a parcel of land, on lands designated "Village", "Residential District" and/or "Marginal Resource Area".

iii) will restrict the maximum density for a mobile home development to 20 units per hectare.

iv) will require area municipalities prior to approving the establishment of a mobile home development under this section to provide policies in local official plans for mobile home developments and to designate mobile home developments under Section 40 of the Planning Act 1983 - Site Plan Control if of a condominium or rental tenure."

v) will require that, where the development is to be serviced by individual wells, an adequate quantity and quality of water be approved by the Ministry of Environment prior to the adoption of the local zoning by-law amendment.

vi) will require that, where the development is intended to be serviced by a private communal water system, the design and construction of the system be approved by the Region prior to the adoption of the local zoning by-law amendment. Further, the developer and/or owner shall be required to enter into an agreement with the Region regarding the operation and maintenance of the system.

vii) will require that adequate sewage disposal facilities be approved by the Ministry of Environment prior to the adoption of the local zoning by-law amendment.

viii) will require the developer to enter into an agreement with the Area Municipality for the approval of communal sewage systems to provide for the takeover and cost recovery in the case of failure of the sewage treatment facility.

3. Section 2.3.3(10) is hereby deleted and replaced by the following:

(10) When considering or approving local official plans, plans of subdivision, plans of condominium, zoning by-laws and site plans, or amendments to one or more of them, in which mobile home developments are proposed or permitted, Council shall consider:

i) the adequacy of transportation services

ii) the adequacy of water supply and sewer systems for the proposed density

iii) the adequacy of community facilities discussed in Part 4 of this plan

iv) whether the proposed use is compatible with adjacent uses

v) whether the size and location of the mobile home development will result in the creation of new villages, which will require amendment to the Regional Official Plan

vi) any units created be in accordance with Section 2.4.2.4, Table 2-5 and Table 2-6 of this Plan.